



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4308 35 Street
Lloydminster, Saskatchewan

MLS # A2212135



\$424,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Aurora | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,580 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Driveway, Garage Door Opener, Heated Garage, Single Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Landscaped, No Neighbours Behind, Private, Street Lighting | | |

Heating: In Floor, Geothermal

Floors: Tile

Roof: Asphalt

Basement: None

Exterior: Stucco, Wood Frame

Foundation: Slab

Features: Kitchen Island, No Animal Home, Pantry, Recessed Lighting, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Step into comfort with this thoughtfully designed ranch-style home, built in 2006 and offering true one-level living—no stairs, just simple, accessible space throughout. With 3 generously sized bedrooms and a spacious den that opens onto its own private deck, this home offers the flexibility to create the lifestyle you’ve been dreaming of. The primary suite includes a luxurious ensuite with a relaxing jetted tub, and a large walk-in closet secured by a solid wood door with a deadbolt—perfect for secure storage or peace of mind. It’s connected to the den by charming French doors with a pebble glass finish, adding both beauty and functionality. This home is heated and cooled by an efficient geothermal system with four individual zones. It’s quiet, clean, and cost-effective—keeping you warm in the winter, cool in the summer, and free from the dust of traditional systems. (No gas service on the property.) A front bedroom or den with its own private entrance makes an excellent space for visiting guests, a caregiver, rental income, a home business, or Airbnb or even a creative studio. A convenient 3/4 bathroom is located between the two front rooms—great for hosting or multi-purpose use. The heart of the home is the expansive kitchen, complete with custom hickory cabinets, a large walk-in pantry, broom closet, appliance garage, and garburator. Garden doors open to a spacious deck off the dining area—ideal for outdoor meals or enjoying the fresh air. A large island offers deep drawer storage and built-in outlets, while a bright window above the sink keeps the space light and airy. Outside, enjoy a low-maintenance yard with three separate decks for soaking up the sun or relaxing with a book. There’s a small garden area and a lovely selection of trees and shrubs, including two apple trees,

a decorative crabapple, pin cherry, golden elder, ninebark, and six bordered flower beds with Quik-Kerb edging for easy care. The oversized single garage is set up for hobbies or projects, with built-in shelving, workspace, power outlets, and even a handy spot for a freezer. The stucco exterior, triple-pane titanium windows, and concrete driveway (accommodating up to three vehicles) make this home as practical as it is attractive. Located in a quiet, welcoming neighborhood, you can even enjoy watching local ball games from the comfort of your deck. With peaceful walking trails just steps away, this home offers a relaxing, community-centered lifestyle.